

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 11, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05040
High Prairie Estates

PROPOSAL: A final plat consisting of 5 lots and one outlot.

LOCATION: Northeast of the intersection of Highway 77/Homestead Expressway and Hickman Road.

LAND AREA: 95.19 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
-------------------------------	----------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 19 I.T. in the SW 1/4 of Section 25, T8N, R6E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural with a cluster CUP.

EXISTING LAND USE: Native prairie with a conservation easement

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides. State rest stop on the west side. Deer Trail acreage subdivision to the north.

HISTORY: High Prairie Estates (formerly known as Prairie View Estates) Preliminary Plat and Community Unit Plan were approved by the Planning Commission on September 1 2004 and the Lancaster County Board on November 2, 2004.

UTILITIES: This is in the Lancaster County Rural water district. Individual waste water treatment and well water is proposed.

TRAFFIC ANALYSIS: Highway 77/Homestead Expressway is a State Highway. Hickman Road is paved State Spur 55-G at this location.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. The County Engineer's letter of April 11, 2005 notes not all the outlots or easements approved in the preliminary plat are shown.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the plat to show the corrections noted in the County Engineers letter of April 11, 2005.
 - 1.1.2 Clearly show High Prairie Place as a private street.
 - 1.1.3 Show the dedication of an additional 10' on Hickman Road
 - 1.1.4 Add the acreage/square footage area to all the lots.
 - 1.1.5 Revise the lien holder consent to match the certificate of ownership.
 - 1.1.6 Add "native prairie conservation easement" to Outlot A.
 - 1.1.7 Revise the legal to state "a portion of" Lot 19.
 - 1.1.8 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.

2.2 To protect the remaining trees on the site during construction and development.

2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.

2.4 To complete the private improvements shown on the preliminary plat.

2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to Hickman Road except for High Prairie Place.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov

Planner

April 25, 2005

APPLICANT: Batie Farms Inc
325 Sprague Road
Roca, NE 68430
402-794-9104

OWNER: Batie Farms Inc
P.O. Box 70
Milford, NE 68405

CONTACT: Terry Rothanzl
Engineering Design Consultants L.L.C.
2200 Fletcher Ave., Suite 102
Lincoln, NE 68521
402-438-4014



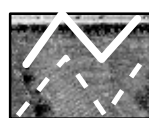
2002 aerial

Final Plat #05040 **High Prairie Estates** **S. 12th & Hickman Rd.**

Zoning:

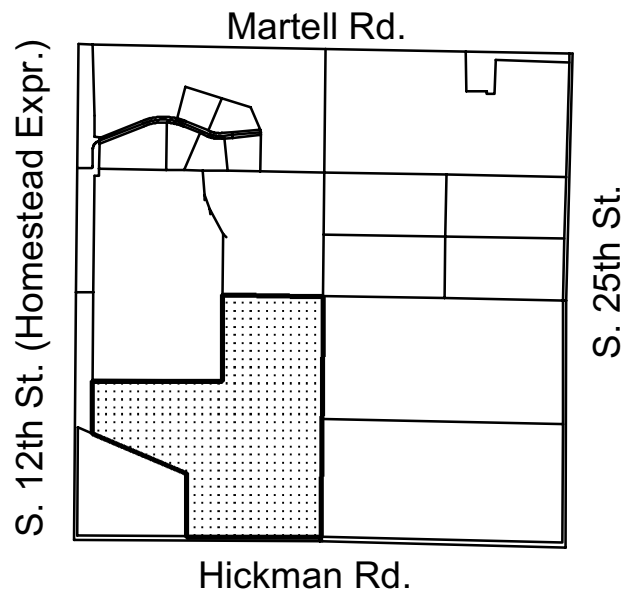
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 25 T8N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



HIGH PRAIRIE ESTATES

FINAL PLAT
 BASED ON HIGH PRAIRIE ESTATES PRELIMINARY PLAT

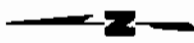
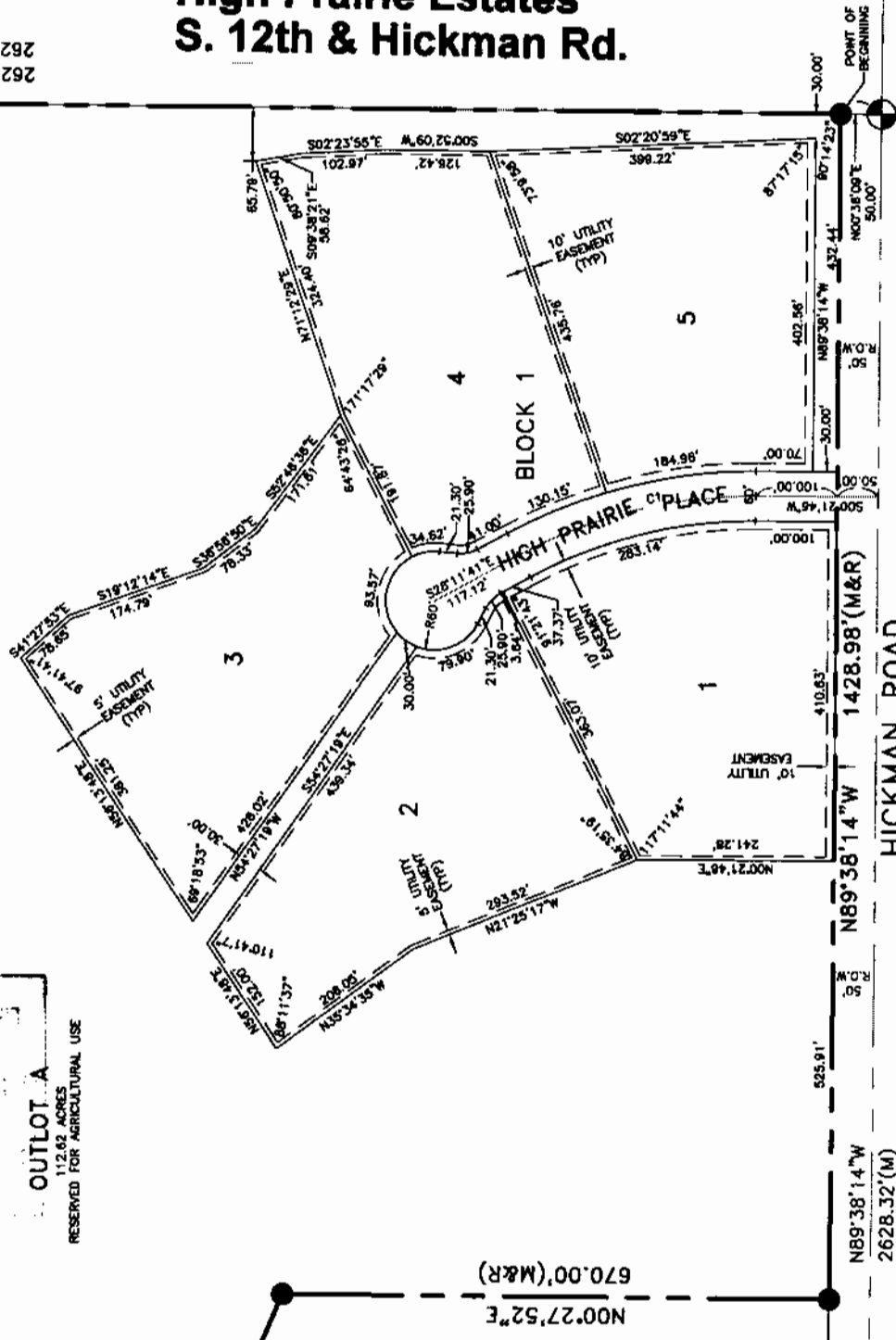
APR - 7 2005

OUTLOT A

112.62 ACRES
 RESERVED FOR AGRICULTURAL USE

Final Plat #05040 High Prairie Estates S. 12th & Hickman Rd.

2620.41'(M)
 2620.43'(R)



LEGEND

- CORNER FOUND (AS REBAR W/ CAP STAMPED IS NOT UNLESS OTHERWISE NOTED)
- CORNER SET (AS REBAR W/ CAP STAMPED IS NOT UNLESS OTHERWISE NOTED)
- SECTION CORNER
- MEASURED DISTANCE
- RECORDED DISTANCE
- PLAT LIMITS
- PROPOSED EASEMENT
- CENTER LINE
- SECTION LINE

POINT OF REFERENCE
 S 1/4 CORNER OF SEC.
 25-8-6

BASED ON HIGH PRAIRIE ESTATES PRELIMINARY PLAT

APR - 7 2005

SHEET 3 OF 3

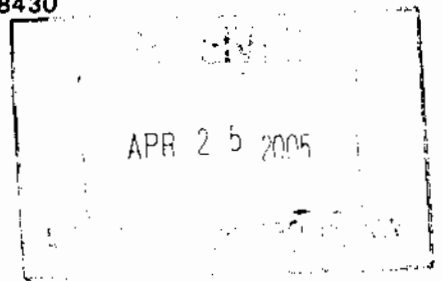
CHAMBER

LOT AREA TABLE		
LOT	AREA IN S.F.	AREA IN A.C.
BLOCK 1		
1	131,614.41	3.0215
2	132,065.59	3.0318
3	131,248.54	3.0131
4	131,656.10	3.0224
5	132,393.66	3.0393
OUTLOT		
A	3,448,223.95	79.1604



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



April 22, 2005

Mike Dekalb, Project Planner
555 S. 10th #213
Lincoln, NE 68508

RE: High Prairie Estates

Dear Mike,

I have reviewed the subject plat and see easements in place as we would hope.

Thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Rick Volmer".

Rick Volmer, Staking Engineer

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb	DATE: April 15, 2005
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File	SUBJECT: High Prairie Estates
EH Administration	FP #05040

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- The owner/developer has adequately addressed on-site wastewater system issues in the general notes and CUP site notes. On-site wastewater systems will be standard sub-surface treatment, lagoons, or non-standard systems as conditions require.
- The owner/developer has adequately addressed potable water issues. Potable water be supplied by private water systems.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Lancaster

DON R. THOMAS - COUNTY ENGINEER

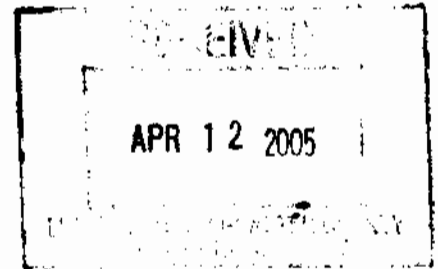
County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: April 11, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell
County Surveyor
SUBJECT: HIGH PRAIRIE ESTATES
FINAL PLAT NO. 05040



Upon review, this office would have the following comments:

- 1) Right-of-way dedication has not been shown.
- 2) Outlot "A" is not shown as per Preliminary Plat.
Outlots "C" and "D" are not shown.
Outlot "B" is not shown.
These were on Preliminary Plat that was approved November 2, 2004.
- 3) Dedication does not shown "only one residential access per lot".
- 4) As of this date, grading has not commenced.

LWV/bmi

Connie/Subdiv.wk/High Prairie Estates/Final Plat Mem.



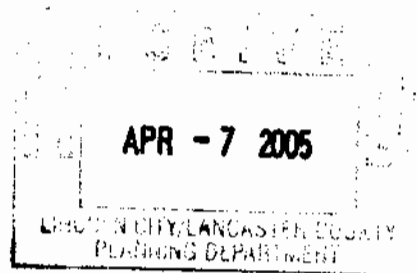
Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

April 7, 2005

Mr. Mike DeKalb
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: High Prairie Estates
Final Plat
EDC Job #04-014-030



Dear Mike,

Enclosed are 12 prints of the above-referenced Final Plat, a check in the amount of \$250.00 for the application fee, the completed application form, the completed applicant's technical checklist and one set of prints reduced to 8 1/2" x 11". The proposed plat is composed of Lot 19 located in the West Half of Section 25, Township 8 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska. The improvements for this development are currently in process; however we would like to request the review process for the final plat to begin. The City Treasurer is preparing the tax status form and Capital Title Company is preparing an ownership certificate.

The proposed plat consists of 5 lots and 1 outlot. The Owner and Developer of this property is Batie Farms, Inc. 325 Sprague Road, Roca, NE 68430 .

Please contact me if you have any further questions or require additional information.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

Terry L. Rothanzl, R.L.S.
Survey Manager

Enclosed:

c: Kim Batie